

This Instrument was Prepared by:

Send Tax Notice To: Amy B. Nelson

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

2915 Specimen St  
Wilsonville, AL 35186

File No.: S-23-29049

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Travis H. Cox**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amy B. Nelson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving grantee in Deed Book 214, Page 660, Probate Office, Shelby County, Alabama; the other grantee, Edna Marie Cox, is deceased, having died 9 May 2009. \$193,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of April, 2023.

Travis H. Cox  
Travis H. Cox

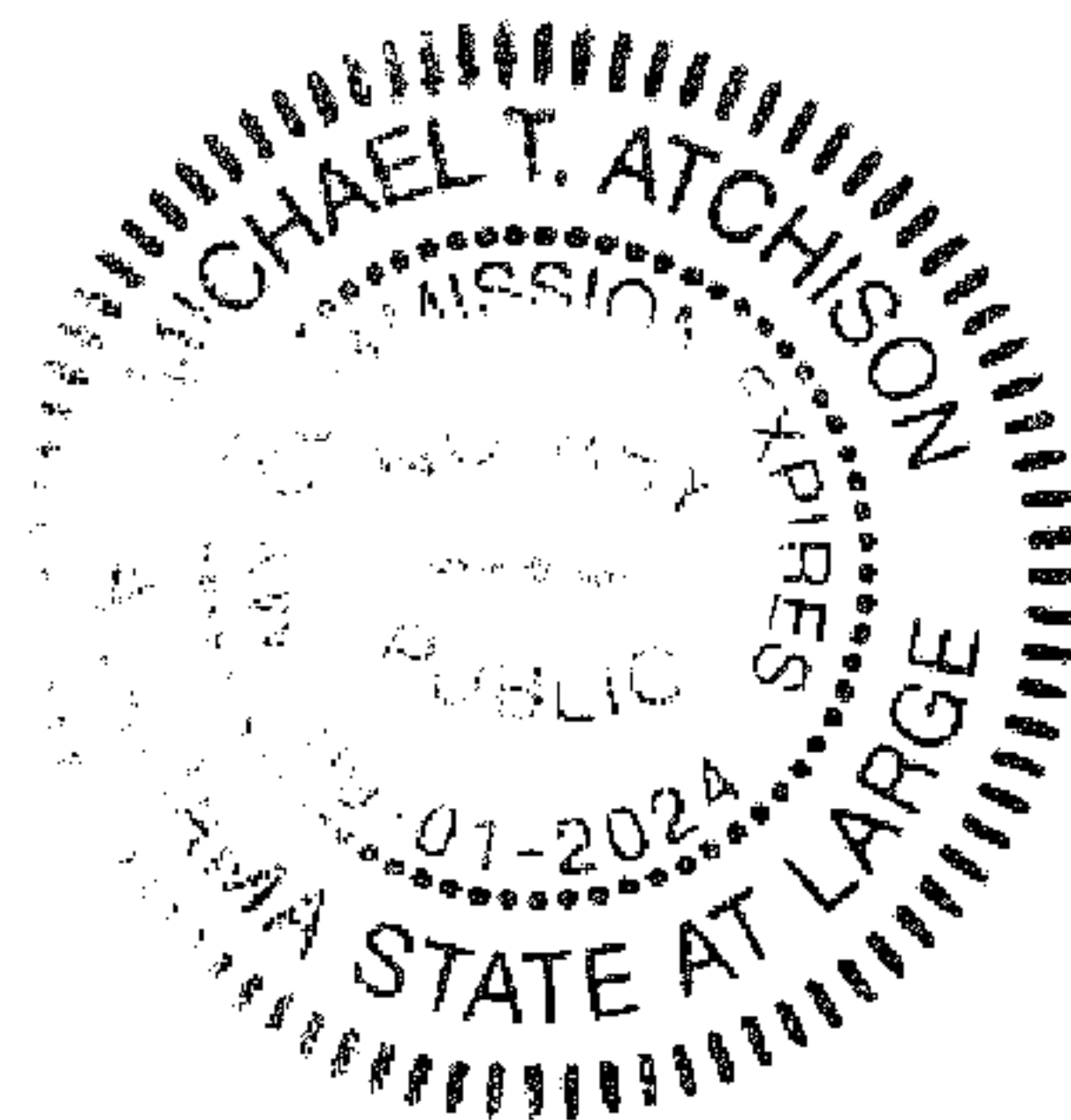
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Travis H. Cox, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2023.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the northwest corner of Lot 6 of Hill's Subdivision, as shown by map of said subdivision recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama, and from said point run East 687.50 feet; thence turn a 90 degree angle to the left and run North 39.18 feet to the southeast corner of Southern Electric Generating Company lot to the point of beginning of the lot herein conveyed; thence turn an angle of 90 degrees to the right and run 317.50 feet, more or less, to the East line of NE 1/4 of NW 1/4 of Section 6, Township 21, Range 2 East; thence turn an angle of 88 degrees 53 minutes to the left and run North along said forty acre line 300.05 feet; thence turn an angle of 91 degrees 07 minutes to the left and run West 323.35 feet, more or less to the northeast corner of Southern Electric Generating Company lot; thence turn an angle of 90 degrees to the left and run South along said Southern Electric lot 300 feet to the point of beginning. Situated in Shelby County, Alabama.

